

River View Vista Estates, Inc.

Board Meeting Agenda

March 2nd, 2023
 1:00 PM
 Teleconference or 8300 Coopers Hawk
 Dr., Redmond, OR*

Meeting called by: President, Ernie Taylor Facilitator: President, Ernie Taylor
 Type of meeting: First quarter regular meeting Minutes: Debbie Hahn

Attendees: Directors and staff
 Please read: Packet of materials including: (see package Table of Contents)

<u>AGENDA ITEM</u>	<u>RESPONSIBLE PARTY</u>	<u>ACTION</u>
I. CALL TO ORDER	Ernie Taylor, President	
II. CONSENT TO AGENDA	Ernie Taylor, President	YES
III. APPROVE PRIOR MEETING MINUTES	Ernie Taylor, President	YES
IV. UNFINISHED BUSINESS – <i>none pending</i>		
V. NEW BUSINESS		
A. Unit Property Insurance – Association Policy	Marrissa Rainey, ECM	YES
1. State Farm Insurance Proposal	Karen Smith, Resort Resources Inc. (RRI)	
2. Management Recommendation		
3. Discussion and Questions		
4. Motion(s) to approve, if/as applicable		
B. Reserve Expenses		
1. Close-out expense report for 2022	Marrissa Rainey, ECM	YES
2. Discussion and questions		
3. Motion(s) to approve variances, if/as applicable		
C. Financial Report		
1. Review draft year-end 2022 financial statements	Mark Owings, ECM	YES
2. Discussion and questions		
3. Motion to approve financial report subject to review		
D. Operations Report		
1. General operations report	Marrissa Rainey, ECM	
2. Insurance claims report		
E. Other New Business	Ernie Taylor, President	YES
1. Confirm next meeting: Thursday, June 1st 1:00pm		
2. Other new business		
F. Deck Replacement Project – Project Overview	Arron Curtis/Kacy Hjeresen,	
1. Discussion and Questions	Eagle Crest Project Management (ECPM)	YES
Motion(s) to approve, if/as applicable		
VI. EXECUTIVE SESSION	Arron Curtis/Kacy Hjeresen,	
A. Motion to adjourn to Executive Session **(see below)	Eagle Crest Project Management (ECPM)	
B. Review deck replacement contractor bids		
C. Reconvene in open session		
VII. ADJOURN	Ernie Taylor, President	YES

Additional Information

- **Special Note:** Agenda Item VI – A, Executive Session: ****MOTION** to adjourn to executive session: **[I] move that the Board adjourns to executive session to discuss deck replacement contractor bids.**
- * Virtual Meeting Procedures:** Audience members have the option to call in for this meeting. The phone line will open 5-10 minutes prior to the meeting start time.
The call-in number is 253-205-0468; the meeting ID is 751 051 6296
- Observers:** While the Board meeting is in session, there is no owner participation unless invited by the Chair. The Board meeting is a meeting of the Directors of the Association. Management and committee reports are given as requested and recognized by the Board. Business matters come before the Board when a motion is made and seconded, followed by a discussion period, before a vote is taken. This discussion is to take place only between the Board members (with management, if needed).
- To provide an opportunity for members to address the Board, a time for owner comments will be set aside preceding the board meeting.
- Please respect the following participation guidelines:
- Please raise (zoom – virtually raise hand) your hand to be recognized by the Meeting Facilitator.
 - Once recognized, state your comment or concern in clear and simple terms and please limit it to three minutes. If someone else has already stated the same concern, please only comment if you have something new to add.
 - **Please understand that the Board will not offer an immediate response/decision at this time.**
- Any member unable to attend a Board meeting is always welcome to send a comment or concern in writing to the Board via the management company by fax, mail, or email. Submitting your comment in writing is encouraged.